

**TOWN OF DAVIE
OPEN SPACE ADVISORY COMMITTEE
SPECIAL WORKSHOP
SEPTEMBER 12, 2006**

1. ROLL CALL

The meeting was called to order at 6:05 p.m.

Present at the meeting were Chairperson Joyce Steward, Linda Greck, Casey Lee, Frances Steier, Christina Pellicane, Toni Webb (arrived 6:20 p.m.), George Greb (arrived 7:35 p.m.), Donald Burgess (arrived, 6:11 p.m.), Jeff Dudley, and Paul Greenbaum. Also in attendance were Open Space Advisory Committee Liaison Michael Mungal and Program Manager Phillip Holste.

2. RANKING OF SITES

Chair Steward explained the purpose of the meeting. She asked that each property be presented in order and comments made on that particular property as it came up. She distributed the resolution and criteria to Committee Members.

A. CIEDI PARCEL (5400 DAVIE ROAD) – DISTRICT 1

Mr. Ciedi, 5400 Davie Road, owner of the property, introduced himself. Mr Holste described the 9.07 acre property and spoke of its relationship to existing parks and trails and showed photographs.

Ms. Lee asked if the code violation had been resolved. Mr. Ciedi indicated it was still pending and advised there was an addendum in the contract that stated purchaser would satisfy the violation. Ms. Lee wondered how the Town could consider purchasing a property with a code violation. Mr. Mungal clarified the violation was due to a mulch pile.

There was discussion regarding the various criteria. It was decided that Item 7 – Grant Monies – would only qualify if the property had an existing matching grant. Chair Steward clarified that either all points were allotted or none.

After reviewing the site the Committee allotted 11 points as follows: Connector, 3; Adjacent to other Open Space, 2; Willing Seller, 3; Natural Drainage, 3.

B. KALPANA PARCEL (5500 DAVIE ROAD) – DISTRICT 1

Mr. Holste described the 6.2 acre property, showed photographs, and indicated it formerly had agriculture zoning.

Chair Stewart asked about the status of the specimen Lychee trees. Mr. Mungal indicated the property was so overgrown staff did not have access to the trees or the pond.

Ms. Camacho, 6233 North University Drive, realtor representing the owner, described the property indicating it was overgrown. She stated it was adjacent to the Ciedi property. She stated some of the Lychee trees were damaged in hurricane Wilma, but most were standing. She

did not know if the trees would recover. She felt this property and the Ciedi property complemented each other with entrances on both SW 61 Avenue and SW 64 Avenue, and two ponds. She stated the property had not been maintained in over one year.

After reviewing the site the Committee allotted 10 points as follows: Scenic Vista, 2; Adjacent to other Open Space, 2; Willing Seller, 3; Vegetation, 3.

Dr. Pellicane suggested thinking about the two properties together, which might raise the point value.

Ms. Greck suggested having the Lychee evaluated and a wildlife verification. The Committee believed there might be wildlife but could not allot a score without verification.

C. BATTEN FARM PARCEL (5151 DAVIE ROAD) – DISTRICT 2

Mr. Holste described the 9.85 acre property, showed photographs, and indicated it was currently zoned agricultural.

Holly Gill, 4900 Davie Road, a resident, stated infrastructure was already in place, including parking, a pole barn, and a pond. She stated the property was not on the market and Mr. Batten would like the Town to purchase it. It was mentioned that 18 residential units could be built on the property without a variance.

Jim Sands, 5651 Davie Road, a resident, spoke of the existing structures and how the purchase of this property would allow monies to be used for repairs and maintenance of existing parks, because very little renovation would be necessary. He stated the property survived three hurricanes, was scenic, and a historical landmark.

Cathy Cox, 4940 Thoroughbred Lane, felt this property would be ideal for a trailhead and that it had infinite potential for the Town, including meeting rooms or an equestrian center. She stated the property could connect to the existing culvert and powerline easements with minimal cost.

Mr. Greb arrived at 7:35 p.m.

Steve Post, proprietor of Frontier Village, which was located across the street from Batten Farms, spoke of the accessibility for his property. He envisioned a track, arena, paddocks, and picnic areas. He indicated there was an apartment that could be used for resident security. Also, the property accesses both Wolfe Lake and Griffin Road trails.

Roxanne Batten, 7110 SW 42 Place, clarified this would allow easier access to Wolfe Lake, especially if the FPL easement trail was allowed.

Wayne Batten, property owner, clarified that Aucamp Nursery had leases on the easement with FPL.

Dr. Pellicane felt this property linked both east and west. She indicated the canal bank was

already being used by equestrians.

After reviewing the site the Committee allotted 23 points as follows: Connector, 3; Scenic Vista, 2; Adjacent to other Open Space, 2; Trailhead Potential, 2; Willing Seller, 3; Abutting Water, 3; Natural Drainage, 3; Historical, 2; Vegetation, 3.

The Committee consensus was this parcel was so slightly under 10 acres it should be allotted the points. They also felt this was a key piece in the whole trail system and it had important historical value to the public.

D. BURN PARCEL (6740 GRIFFIN ROAD) – DISTRICT 2

Mr. Holste described the 1.1 acre property, and showed photographs.

Monique Burn, 6740 Griffin Road, property owner, spoke of the wildlife and vegetation on the property. She felt it would be great for a community park as it was next to a new residential development.

After reviewing the site the Committee allotted 3 points as follows: Willing Seller, 3.

The Committee felt the property was too small for the Town to utilize appropriately without the historical value.

E. DAVIE HOMES ONE PARCEL (5001 DAVIE ROAD) – DISTRICT 2

Mr. Holste described the property, and showed photographs. He indicated a site plan had been submitted for eight single family homes and the land use was R1-R5.

After reviewing the site the Committee allotted 6 points as follows: Adjacent to Other Open Space, 2; Willing Seller, 3, Existing Development, 1.

The consensus of the Committee was this parcel was too narrow to be utilized effectively.

F. DEVINE PARCELS (3000 FLAMINGO ROAD) – DISTRICT 3

Mr. Holste described the 8.6 acre property, and showed photographs. He indicated a plat was submitted in June for seven single family dwelling units.

Ms. Greck clarified this property was also known as Environmental Land Designs.

After reviewing the site the Committee allotted 25 points as follows: Connector, 3; Scenic Vista, 2; Adjacent to other Open Space, 2; Trailhead Potential, 2; Willing Seller, 3; Existing Development, 1; Wildlife Habitat, 3; Abutting Water, 3; Natural Drainage, 3; Vegetation, 3.

The consensus of the Committee was this property would be valuable to the Town.

G. GREEN HORIZONS SERVICE PARCEL (1570 SW 115 AVENUE) – DISTRICT 3

Mr. Holste described the 4.85 acre property, and showed photographs.
Ms. Greck described the property as being isolated and surrounding by residential properties.

After reviewing the site the Committee allotted 6 points as follows: Over .5 Mile Radius, 3; Willing Seller, 3.

The consensus of the Committee was this property allowed restricted access only and was therefore not feasible.

H. MEDLEY COMMERCE PARCEL (1601 HIATUS ROAD)

Mr. Holste described the 1.4 acre property, and showed photographs.

After reviewing the site the Committee allotted 8 points as follows: Over .5 Mile Radius, 3; Adjacent to Other Open Space, 2; Willing Seller, 3.

I. OAK SCHOLAR PARCEL (SW CORNER OF SHOTGUN ROAD AND SW 36 CT) – DISTRICT 4

Chair Stewart indicated this property had a contract pending.

Mr. Holste described the 9.85 acre property, and showed photographs. He indicated this property was an archeological site with a dedicated easement and it presented problems for residential development.

After reviewing the site the Committee allotted 22 points as follows: Over .5 Mile Radius, 3; Scenic Vista, 2; Adjacent to other Open Space, 2; Trailhead Potential, 2; Willing Seller, 3; Wildlife Habitat, 3; Abutting Water, 3; 10 Acres or More, 2; Historical, Archeological, 2.

Mr. Holste clarified the property was actually 10.6 acres. The Committee allotted an additional 2 points as indicated above.

The Committee consensus was this would be a valuable site for the Town.

J. TRUST FOR PUBLIC LAND (NW CORNER OF SHOTGUN ROAD AND SW 36 CT) – DISTRICT 4

Mr. Holste described the 54 acre property, and showed photographs.

After reviewing the site the Committee allotted 28 points as follows: Over .5 Mile Radius, 3; Scenic Vista, 2; Adjacent to other Open Space, 2; Trailhead Potential, 2; Willing Seller, 3; Matching Grant Monies, 3; Wildlife Habitat, 3; Abutting Water, 3; Natural Drainage, 3; 10 Acres or More, 2; Historical, Archeological, 2.

The Committee consensus was this would be a valuable site for the Town.

Mr. Mungal advised of Councilmember Starkey's suggestion to hold off on making recommendations for District 3 as there were still properties to be reviewed.

Mr. Holste suggested making recommendations to Council from a resolution for properties the Committee felt strongly about.

Chair Stewart recommended considering the Ciedi and Kalpana properties together for District 1. Dr. Pellicane agreed indicating this might increase the point values overall. Mr. Mungal cautioned that each property had to be negotiated separately. Discussion ensued regarding concerns with these properties for a trailhead.

Ms. Greck stated funding for maintenance on existing trails had not been considered at this point. She felt it was imperative that recommendations be made for the trail system to be expanded. She felt the natural choices agreed upon at this meeting should be recommended to Council and felt strongly that monies needed to be spent logically.

Mr. Burgess agreed and suggested considering \$6 million be allotted to each district. He further stated that Council needed to understand their obligations per the Bond as to how to spend the money, which could also include recommendations from the Parks and Recreation Committee.

Dr. Pellicane felt it would be important to review the remaining sites. Mr. Holste stated these sites were in District 3. He suggested making recommendations on District 1, 2, and 4, and waiting for the remaining District 3 properties to be reviewed before making recommendations there.

There was discussion regarding the reviewing of the remaining properties. It was agreed this would be done at a special meeting in October.

Mr. Greenbaum asked if the asking prices were realistic and negotiable. Mr. Holste indicated they were allowed 10 percent beyond the appraisal price, but if the majority of Council agreed, the price could go beyond that point.

DISTRICT 1

Mr. Burgess made a motion, seconded by Ms. Lee, to deem both properties(Ciedi/Kalpana) worthy and initiate due diligence for appraisals and try to negotiate a purchase. In a voice vote, all voted in favor. (Motion carried, 10-0)

DISTRICT 2

Mr. Burgess made a motion, seconded by Mr. Greenbaum, to consider the Batten Farm Parcel for acquisition and begin the appraisal, and to not purchase the Burn or Davie Home parcels. In a voice vote, all voted in favor, (Motion carried, 10-0)

DISTRICT 3

Mr. Burgess made a motion, seconded by Ms. Greck, to delay action the remaining sites

could be reviewed at a Special Meeting the second week in October. In a voice vote, 9 voted in favor, with Mr. Dudley opposed. (Motion carried, 9-1)

Mr. Dudley wanted the review to be done at the September 25, 2006 OSAC meeting.

DISTRICT 4

Ms. Stewart asked if monies would be needed for the Trust for Public Land parcel with the grant in place. Mr. Holste indicated in the affirmative.

Mr. Burgess made a motion, seconded by Dr. Pellicane, to recommend both the Oak Scholar parcel and the Trust for Public Land parcel be pursued for acquisition. In a voice vote, all voted in favor. (Motion carried, 10-0).

Mr. Holste stated mention would be made in the staff report that the Open Space Advisory Committee recommended acquisition of the Trust for Public Land parcel.

Ms. Greck was disappointed that so few properties were submitted by District 1, especially with the concerns from residents regarding the lack of trails and open space.

Chair Stewart indicated that District 1 residents were interested in having a park in the locations submitted.

Mr. Burgess asked if the FPL easement was still being pursued. Mr. Mungal replied in the affirmative, stating the Town was working with FPL regarding current leases.

Ms. Stewart stated downtown Davie was being developed and developers would be required to provide open space and trails. She reminded that land was limited in the area.

Mr. Holste spoke of possibilities and limitations in District 1 and the need for improvement to existing parks there.

Mr. Mungal suggested this Committee make recommendations for improvement to existing parks at the next meeting. He did not want this need to get lost in the acquisition phase.

Ms. Greck felt residents would appreciate an overall picture. She suggested reporting to the community how monies were spent on acquisitions and improvements.

Mr. Mungal advised the monies must be spent within 36 months of the issuance of the bond.

3. RE-SCHEDULING OF OSAC TOUR.

The OSAC tour was rescheduled to October 14, 2006 from 8:30 a.m. to 12 p.m.

4. COMMENTS AND/OR SUGGESTIONS

None.

5. ADJOURNMENT

Ms. Lee made a motion, seconded by Mr. Dudley, to adjourn the meeting at 9:40 p.m. In a voice vote, all voted in favor. (Motion carried, 10-0)

Approved

Chairperson/Committee Member